

041.0

0001

0002.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
784,300 / 784,300  
784,300 / 784,300  
784,300 / 784,300
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
31		PARK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BENJAMIN FRANCE B &	
Owner 2: BENJAMIN SHEILA C	
Owner 3:	

Street 1: 31 PARK STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER	
Owner 1: U.S. BANK NATIONAL ASSOC/TRS -	
Owner 2: WAMU MORTGAGE PASS-THROUGH -	
Street 1: 101 5TH ST EAST	
Twn/City: ST PAUL	
St/Prov: MN Cntry:	
Postal: 55101	

NARRATIVE DESCRIPTION	
This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1945, having primarily Texture 111 Exterior and 2372 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrooms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4594	Sq. Ft.	Site			0	80.	1.15	1			Easemen	-5					423,945						423,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4594.000	360,400		423,900	784,300		
Total Card	0.105	360,400		423,900	784,300	Entered Lot Size	
Total Parcel	0.105	360,400		423,900	784,300	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	330.68	/Parcel: 330.68	Land Unit Type:	

27571
GIS Ref
GIS Ref
Insp Date
01/17/09

!3378!
PRIOR ID # 1: 27571
PRIOR ID # 2:
PRIOR ID # 3:
PRIOR ID # 1:
PRIOR ID # 2:
PRIOR ID # 3:
LAST REV
Date Time
12/29/21 22:59:58
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	360,400	0	4,594.	423,900	784,300		Year end	12/23/2021
2021	101	FV	349,100	0	4,594.	423,900	773,000		Year End Roll	12/10/2020
2020	101	FV	349,200	0	4,594.	423,900	773,100	773,100	Year End Roll	12/18/2019
2019	101	FV	261,000	0	4,594.	450,400	711,400	711,400	Year End Roll	1/3/2019
2018	101	FV	261,000	0	4,594.	328,600	589,600	589,600	Year End Roll	12/20/2017
2017	101	FV	261,000	0	4,594.	286,200	547,200	547,200	Year End Roll	1/3/2017
2016	101	FV	261,000	0	4,594.	243,800	504,800	504,800	Year End	1/4/2016
2015	101	FV	254,400	0	4,594.	238,500	492,900	492,900	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		ACTIVITY INFORMATION	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
U.S. BANK NATIO	64806-147		1/16/2015	Bank Sale	380,000
OH HYUNKEUN/YOU	64420-192		10/28/2014	Forclosure	537,000
OH HYUNKEUN/YOU	51072-173		4/23/2008	Family	1
OH HYUNKEUN/YOU	47046-21		3/1/2006	Family	100
OH HYUNKEUN/YOU	47045-588		3/1/2006	Family	100
OH HYUNKEUN	40714-524		9/2/2003	Family	1
AHN HAE HYUNG	40714-506		9/2/2003		422,500
IM TOK S & MEE	30665-216		9/16/1999		230,000

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/29/2017	1592	Re-Roof	6,750	C					3/28/2016	SQ Returned	MM	Mary M
9/2/2015	1240	Siding	10,000		9/2/2015			Replace siding.	11/12/2015	Permit Insp	PC	PHIL C
									1/17/2009	Meas/Inspect	345	PATRIOT
									3/2/2000	Measured	264	PATRIOT
									10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA   /  /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 6 - Colonial				Full Bath: 1	Rating: Good			no siding work done as 11/12/15.															
Sty Ht: 2 - 2 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																		
Prime Wall: 19 - Texture 111				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid   Desc: Line 1   # Units: 1															
Color: TAN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl:	Rating:																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																		
Grade: C - Average				<b>CONDOS INFORMATION</b>																			
Year Blt: 1945	Eff Yr Blt:			Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdict:		Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wal: 2 - Plaster				Functional:		Interior:		1	9	4	M												
Sec Int Wall:		%		Economic:		Additions:																	
Partition: T - Typical				Special:		Kitchen:																	
Prim Floors: 4 - Carpet				Override:		Baths:																	
Sec Floors: 3 - Hardwood	15 %			Total:	18.6 %	Plumbing:																	
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>TOTALS</b>											
Subfloor:				Basic \$ / SQ:	130.00	Rate	Parcel ID	Typ	Date	Sale Price													
Bsmnt Gar:				Size Adj.: 1.13633621																			
Electric: 3 - Typical				Const Adj.: 0.97165531																			
Insulation: 2 - Typical				Adj \$ / SQ: 143.537																			
Int vs Ext: S				Other Features: 75500																			
Heat Fuel: 1 - Oil				Grade Factor: 1.00																			
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC:		LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 442777																			
% Com Wal	% Sprinkled			Depreciation: 82356																			
				Depreciated Total: 360420																			
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 041.0-0001-0002.A												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:													Total:					